167.A	0003	0155.2	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	690,200	/	690,200
USE VALUE:	690,200	/	690,200
ASSESSED:	690,200	/	690,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
155		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	WALKER JAMES SCOTT &
Owner 2:	WALKER TRICIA HEGNER
Owner 3:	
Street 1:	155 APPLETON ST UNIT 2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ROSTI ANTTI-VEIKKO & JUDY-ANN -
Owner 2:	-
Street 1:	155 APPLETON ST UNIT 2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1906, having primarily Aluminum Exterior and 2030 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	687,200	3,000		690,200
Total Card	0.000	687,200	3,000		690,200
Total Parcel	0.000	687,200	3,000		690,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 340.00 | /Parcel: 340.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	290783
GIS Ref	
GIS Ref	
Insp Date	09/06/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 167.A-0003-0155.2

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	676,800	3000	.		679,800	679,800	Year End Roll	12/18/2019
2019	102	FV	600,000	3000	.		603,000	603,000	Year End Roll	1/3/2019
2018	102	FV	530,800	3000	.		533,800	533,800	Year End Roll	12/20/2017
2017	102	FV	484,000	3000	.		487,000	487,000	Year End Roll	1/3/2017
2016	102	FV	484,000	3000	.		487,000	487,000	Year End	1/4/2016
2015	102	FV	440,100	3000	.		443,100	443,100	Year End Roll	12/11/2014
2014	102	FV	420,100	3000	.		423,100	423,100	Year End Roll	12/16/2013
2013	102	FV	420,100	3000	.		423,100	423,100		12/13/2012

!15576!

PRINT

Date	Time
12/11/20	05:16:46

LAST REV

Date	Time
09/06/18	10:18:22
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 15576

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROSTI ANTTI-VEI	58197-114		12/29/2011		440,000	No	No		
155 APPLETON ST	49285-181		4/13/2007		439,000	No	No		

USER DEFINED

Prior Id # 1:	110560
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/6/2018	Measured	DGM	D Mann
3/29/2012	MLS	EMK	Ellen K
12/5/2008	MLS	MM	Mary M
2/20/2008	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7902													G9			

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1906	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G9	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	56.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.16724133
Const Adj.:	0.99989998
Adj $ / SQ:	344.302
Other Features:	90000
Grade Factor:	1.10
NBHD Inf:	0.82999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	720295
Depreciation:	33134
Depreciated Total:	687162

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	5	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	5	
Totals			
1	7	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	314.35
Special Features:	0	Val/Su Net:	338.52
Final Total:	687200	Val/Su SzAd	338.52

SKETCH

UnSketched SubAreas:
GLA: 2030,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,030	344.300	698,933
Net Sketched Area:		2,030	Total:	698,932
Size Ad	2030	Gross Are	2030	FinArea 2030

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 167.A-0003-0155.2

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	9X19	A	AV	1940	29.62	T	40	102			3,000			3,000

More:	N	Total Yard Items:	3,000	Total Special Featues:	Total: 3,000

IMAGE

AssessPro Patriot Properties, Inc